



Low-Income Housing Tax Credit Program 2019 QAP: Summary of Substantive Changes

The listing does not include all substantial changes. The entire draft QAP is preliminary and subject to further revision.

Core Section

| Section | Proposed Change |
|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Set Asides | Addition of D. Disaster Rebuilding Set Aside: DCA may award 9% Credits to up to three (3) developments, helping communities respond to damage from the 2017 and/or 2018 hurricanes. |
| 11. Tax Credit Administration | Added D. Cost Reasonableness: DCA will commission a front end analysis of the construction costs (paid for by the Applicant) for projects with DCA HOME funds. All applicants will be required to submit a Contractor Cost Certification. |
| Post Award Deadlines | Deleted |
| 17. Fees and Deadlines | Added C. HOME Asset Management Fees: Developments funded with DCA HOME must pay an ongoing annual asset management fee while restrictions are in place. |
| Exhibit A: Pre-Application Fees and Deadline Schedules | DCA must receive proposed project teams and project type with preliminary applications. Once approved teams may not change. |

Appendix I: Threshold

| Section | Proposed Change |
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| I. Project Feasibility, Viability Analysis & Conformance with Plan | A. Feasibility Assumptions and Policies: 6. Rent and Utility Standards, added descriptions of applicable standards by geography and financing Added 7. Operating Utility Allowance, based on financing |
| II. Cost Limits | DCA will not consider cost waivers except for unusual or extraordinary costs, historic development, and costs covered by a foundation or non-profit. |
| IV. Required Services | A. Family/Senior Properties: Applicants no longer need to designate which services they will provide at Application Submission. B. Additional Policies Related to Services: Added - Applicants must track resident participation and must request resident feedback if participation declines. |
| VI. Appraisals | B. Applicant-Commissioned Appraisals: Added - All appraisals must include DCA as an intended user and any proposal to claim acquisition credits must provide an appraisal. |
| XIII. Required Amenities | A. Standard Amenities Guide: Added - new construction projects must have washer and dryer hookups; all projects must have an on-site laundry or washers and dryers in every unit. |
| XIV. Rehabilitation Standards | Added E. Resident Engagement for Occupied Rehabilitation: The Applicant must source resident feedback on the current building, amenities, operations, and services. |
| XV. Building Sustainability Sustainable Building Certification | <i>Moved from Scoring</i> A. Sustainability Standards: Sustainable Building Certification merged into this section. Applicants must commit to obtaining one of four sustainable building certifications. |
| XIX. Experience, Capacity and Performance Requirements for General Partner and Developer Entities | C. Requirements for Experience: added that CHDO applications with HOME consent must have 2 or more successful tax credit properties. H. Options for Not Qualified Entities, in 2. Capacity Building for Industry Professionals: Added- Projects seeking 4% Credits must have a Certifying Entity that is fully qualified as a developer and a general partner. |
| XXV. Relocation and Displacement of Tenants | Added - the Applicant must provide advisory services (as discussed in the Relocation Manual) for existing tenants by an experienced third-party or Project Participant staff member. |
| XXVII. Integrated Supportive Housing | <i>Moved from Scoring</i> |
| XXIX. Bond Additional Threshold Requirements | <i>New section</i> Extended Affordability Commitment: Owners must agree to forgo the QC "cancellation option" for at least 5 years following close of Compliance period. |
| Exhibit A to Appendix I: DCA Underwriting Policies | 1. Annual Operating Expenses: added \$500 to each minimum amount in Metropolitan areas and \$250 in rural. |

Appendix II: Scoring

| Section | Proposed Change |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| II. Deeper Targeting/Rent/Income Restrictions | A. Deeper Targeting through Rent Restrictions: Edited to reflect income averaging option. |
| Sustainable Developments | <i>Incorporated into Threshold and deleted.</i> |
| V. Enriched Property Services | A. Healthy Eating Initiative – can be combined with A. Education Outcomes or B. Preventative Health Care. Points increased from 3 to 4 points to account for broken-out sub-section C. Service provider partners must sign MOUs outlining operational plans and funds available. |
| VI. Place-Based Opportunity | A. Added school qualification designation of “Beating the Odds” B. Clarified “Workforce Housing Need and Job Strength” language specifying applicable geographical thresholds. |
| VII. Revitalization/Redevelopment Plans | Language simplified. |
| IX. Stable Communities | Replaced C. Georgia Department of Public Health Stable Community clusters with Enterprise Community Partners Opportunity360 designation. Deleted – D. Mixed-Income Community options |
| XII. Extended Affordability Commitment | A. Waiver of Qualified Contract Right: range of three points available to Owners willing to forgo the QC “cancellation option” from 5 years (1 pt), 10 years (2 pts), or entirely (3 pts). C. Added - Commitment Waiver of Qualified Contract Right and Right of First Refusal (1 pt) |
| Integrated Supportive Housing | <i>Moved to Threshold</i> |
| XXVII. Historic Preservation | Increased by 1 point |